

NOTICE OF PERKINS COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Perkins County in Grant, Nebraska, the following educational lands within said County:

DATE: November 25, 2013

TIME: 10:00 a.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 5, 2013, at 10:00 a.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2014 RENTAL</u>	<u>LEASE EXPIRATION</u>
10a	All of the Cropground (503.80 acres, more or less)	16-10-36	\$19,084.04	December 31, 2019

Predominant Land Use: Dryland cropground

This tract is located 1 1/2 miles west and 1/4 miles south of Elsie, NE.

Improvements and crops to be sold include: 9.29 acres of alfalfa and 53.36 acres of chemical spraying of wheat stubble. Total Value: \$2,500.00

The lessee elects to harvest 165.93 acres of fall-seeded wheat.

10b	See Below	16-10-36	\$3,279.68	December 31, 2021
-----	-----------	----------	------------	-------------------

DESCRIPTION: The farmstead and improvement site near the center of the Section, and all of the pasture, in the SW4, containing 144.36 total acres, more or less, together with the right of non-exclusive use of the fenced lane along the West line of the NW4, and also the existing lane connecting the farmstead with the county road along the East section line, as access routes for unrestricted ingress to and egress from the leased premises

Predominant Land Use: Farmstead and grassland

This tract is located 1 1/2 miles west and 1/4 mile south of Elsie, NE.

Improvements to be sold include: 400 rods of fence, stockwell, submersible pump, pressure system, underground line and house. Total Value: \$20,375.00

The 320 rods of fence, all outbuildings, corrals, livestock water tanks, loading chute, steel corral panels and gates are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: The Lessee is required to keep the driving lane, located between the farmstead and the county road along the East section line, free from volunteer trees and brush at all times, all at Lessee's sole and exclusive cost and expense and to the satisfaction of the Board's Field Representative.

16a	North One Third (213.34 acres, more or less)	36-09-37	\$8,114.32	December 31, 2019
-----	---	----------	------------	-------------------

Predominant Land Use: Dryland cropground

This tract is located 2 miles east and 9 miles south of Madrid, NE.

Improvements to be sold include: 92.04 acres of chemical spraying of wheat stubble. Total Value: \$1,240.00

16b	Middle One Third (213.32 acres, more or less)	36-09-37	\$8,358.78	December 31, 2019
-----	--	----------	------------	-------------------

Predominant Land Use: Dryland cropground

This tract is located 2 miles east and 9 miles south of Madrid, NE.

Improvements to be sold include: 94.73 acres of chemical spraying of wheat stubble. Total Value: \$1,845.00

16c	South One Third (213.34 acres, more or less)	36-09-37	\$8,463.86	December 31, 2019
-----	---	----------	------------	-------------------

Predominant Land Use: Dryland cropground

This tract is located 2 miles east and 9 miles south of Madrid, NE.

There are no improvements to be sold.

The lessee elects to harvest 98.95 acres of fall-seeded wheat.

37	All of cropground in S2 (312.74 acres, more or less)	36-09-40	\$10,760.62	December 31, 2019
----	---	----------	-------------	-------------------

Predominant Land Use: Dryland cropground

This tract is located 5 miles west and 9 miles south of Grant, NE.

Improvements to be sold include: 100 acres of chemical spraying of wheat stubble. Total Value: \$3,550.00

The lessee elects to harvest 100 acres of fall-seeded wheat.

41	All except farmstead and improvement site near the SE corner & dryland cropground lying directly East thereof (approximately 620 acres, more or less)	36-11-40	\$26,364.00	December 31, 2019
----	---	----------	-------------	-------------------

Predominant Land Use: Dryland cropground
This tract is located 5 miles west and 2 miles north of Grant, NE.
There are no improvements to be sold.
The lessee elects to harvest 465.09 acres of fall-seeded wheat.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2014 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2014, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2014 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2014 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS	
DARYL CISNEY, FIELD REPRESENTATIVE	SHELLY TROJAN, ADMINISTRATIVE ASSISTANT
P.O. Box 266	555 North Cotner Blvd.
Ogallala, NE 69153	Lincoln, NE 68505
TELEPHONE: 308/284-8058	TELEPHONE: 402-471-3144 Ext. 16
CELLULAR: 308/389-1478	www.belf.nebraska.gov